

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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064756

November 3, 2006

A. J. Tipton  
1290 South Jones, Suite 250  
Las Vegas, Nevada 89146

**RE: VAC-16642 - VACATION**

Dear Applicant:

Your Petition to vacate a portion of the Gowan Road Right of Way generally located on the northwest corner of Gowan Road and Decatur Boulevard, Ward 6 (Ross), was considered by the Planning Commission on November 2, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be defined as the triangular right-of-way area located on the north side of Gowan Road between Decatur Boulevard and Thom Boulevard.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still

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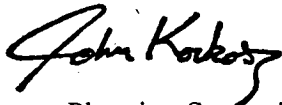


A. J. Tipton  
VAC-16642 - Page Two  
November 3, 2006

complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

This item will be considered by the City Council on **December 6, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



John Korkosz, Planning Supervisor  
Planning and Development Department  
Current Planning Division

JK:dm

cc: Mr. Larry Sayers  
Bramble Homes  
1290 South Jones, Suite 250  
Las Vegas, Nevada 89146

Mr. Larry Sayers  
Kobie Creek, LLC  
1290 South Jones, Suite 250  
Las Vegas, Nevada 89146